



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

REDSTONE RANCH NORTH

Name of Development or Applicant

East of ⁹⁹⁰⁰Piedmont Road, north of Britton Road

Address / Location of Property (Provide County name & parcel no. if unknown)

SINGLE FAMILY RESIDENTIAL SUBDIVISION

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: PUD 1943

File Date: 16MAR'23

Ward No.: 1

Nbhd. Assoc.:

School District: YUKON

Extg Zoning: R-1

Overlay:

85.44 AC.

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan. Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

OKC L DEV., LLC

Name

4058 North College Avenue

Mailing Address

Fayetteville, AR 72703


City, State, Zip Code

479-439-5398

Phone

stephen.lieux@rch.com

Email


Signature of Applicant

Brad Reid

Applicant's Name (please print)

PO Box 31685

Applicant's Mailing Address

Edmond, OK 73003

City, State, Zip Code

405-365-5690

Phone

brad.reid@ltses.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

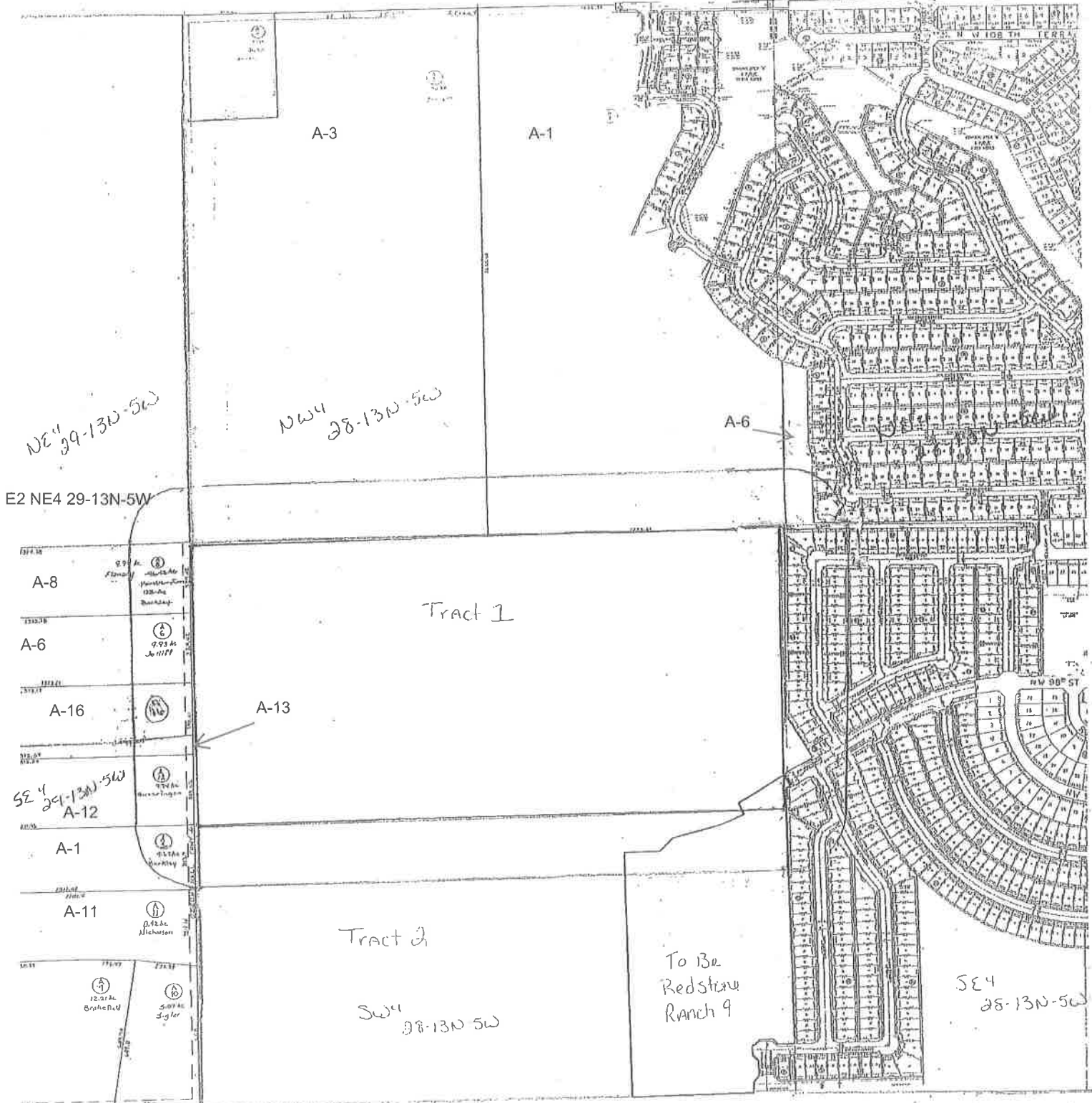
EXHIBIT A

REDSTONE RANCH NORTH OVERALL LEGAL DESCRIPTION

A tract of land situate in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 2663.25; thence
S 00° 14' 27" E a distance of 1396.51 feet; thence
S 89° 47' 58" W a distance of 2667.02 feet to a point on the West line of said SW/4; thence
N 00° 05' 09" W along said West line a distance of 1396.27 feet to the POINT OF BEGINNING.

Said tract contains 3,721,562 Sq Ft or 85.44 Acres, more or less.



E2 NE4 29-13N-5W

A-8
A-6
A-16
A-12
A-1
A-11

NW 1/4 28-13N-5W

Tract 1

A-13

Tract 2

SW 1/4 28-13N 5W

To Be
Redstone
Ranch 9

SE 1/4
28-13N-5W

[illegible]

By: Robin Reed
Robin Reed
Abstractor License No. 4746
OAB Certificate of Authority # 0058
File No. 2798573-OK99

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1601-0010-68



Doc#: R 2016 28578
 Bk&Pg: RB 4494 0227-0229 3E
 Filed: 11/07/2016 TMH
 03:25:57 PM WD
 Canadian County, OK

State of Oklahoma
 Canadian County
 Documentary Stamp
\$5273.25

SPECIAL WARRANTY DEED

APEX PROPERTIES II, LLC, an Oklahoma limited liability company ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto RSR240, LLC, an Oklahoma limited liability company ("Grantee"), with a mailing address of ~~10000 W. 48th St., Suite 100, Oklahoma City, OK 73149~~, the real property described on Exhibit A, together with all improvements and appurtenances, but SUBJECT TO the matters listed on Exhibit B (the "Property"), and warrant title to the same to be free, clear, and discharged of and from all former grants, charges, taxes, judgments, liens, and encumbrances of whatsoever nature granted or created by, through, or under Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever.

EXECUTED on November 3, 2016.

Please mail tax statements to:
 RSR240, LLC
 P.O. Box 10560
 Fayetteville, AR 72703-0044


APEX PROPERTIES II, LLC, an Oklahoma limited liability company

By: 
 Donald J. Kyte, Manager

STATE OF OKLAHOMA)
) ss:
 COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on November 3, 2016, by Donald J. Kyte, Manager of Apex Properties II, LLC, an Oklahoma limited liability company.

(SEAL)

 **GLEND A. J. FUDGE**
 Notary Public
 State of Oklahoma
 Commission # 09004292 Expires 05/19/17

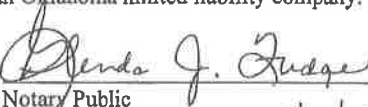

 Notary Public
 My Commission Expires: 05/19/17
 My Commission No.: 09004282

EXHIBIT A

Legal Description

The Southwest Quarter of Section 28 and the West half of the Southeast Quarter of Section 28, Township 13 North, Range 5 West of the Indian Meridian, Canadian County, State of Oklahoma.

EXHIBIT B

Exceptions

1. Section line road easement over the west, south and east 33 feet created under Title 43 USC Section 1095 and any rights therein granted to others by the Board of County Commissioners of the county in which the land is located or by the city in which the Land is located.
2. Right of Way Agreement in favor of Continental Oil Company recorded in Book 932, page 281, subject to Assignment and Bill of Sale recorded in Book 2335, page 647, possibly subject to Assignment recorded in Book 1459, page 219.
3. Right of Way Agreement in favor of Continental Oil Company recorded in Book 1041, page 101, subject to Assignment and Bill of Sale recorded in Book 2335, page 647, possibly subject to Assignment recorded in Book 1459, page 219.
4. Right of Way Agreement in favor of Continental Oil Company recorded in Book 1041, page 103, subject to Assignment and Bill of Sale recorded in Book 2335, page 647, possibly subject to Assignment recorded in Book 1459, page 219.
5. Right of Way Agreement in favor of Continental Oil Company recorded in Book 1108, page 859, subject to Assignment and Bill of Sale recorded in Book 2335, page 647, possibly subject to Assignment recorded in Book 1459, page 219.
6. Right of Way Agreement in favor of Continental Oil Company recorded in Book 1108, page 862, subject to Assignment and Bill of Sale recorded in Book 2335, page 647, possibly subject to Assignment recorded in Book 1459, page 219.
7. Right of Way Agreement in favor of Continental Oil Company recorded in Book 1158, page 28, subject to Assignment and Bill of Sale recorded in Book 2335, page 647, possibly subject to Assignment recorded in Book 1459, page 219.
8. Right of Way Agreement in favor of Continental Oil Company recorded in Book 1159, page 234, subject to Assignment and Bill of Sale recorded in Book 2335, page 647, possibly subject to Assignment recorded in Book 1459, page 219.
9. Right of Way Grant in favor of DCP Midstream, LP recorded in Book 3508, page 404.
10. Claims by property owners adjacent to the north in and to those portions of the land lying between its northerly boundary and the fence located within said boundary, at northwesterly and northeasterly corners, as delineated on the ALTA/NSPS Land Title Survey prepared by Jennifer L. Whitey, P.L.S. No. 1517 of Crafton Tull, Inc. dated July 29, 2016 and designated as Project No. 16608400.

Shown For Reference

Filed: 07-28-2021 02:52:58 PM

Doc Number: R 2021 26110

Book: RB 5337 Page:368



Doc#: R 2021 26110
Bk&Pg: RB 5337 368-371
Filed: 07-28-2021 DAR
02:52:58 PM MG
Canadian County, OK 4E

This instrument was prepared by,
and after recording return to:
OKC L Dev, LLC
c/o Rausch Coleman Companies, LLC
4058 N. College Ave., Suite 300
Fayetteville, AR 72703

OFFICE OF THE SECRETARY OF STATE



CERTIFIED COPY OF ONE PARTICULAR
DOCUMENT

CERTIFICATE

I THE UNDERSIGNED, Secretary of State, of the State of Oklahoma do hereby certify that, to the date of this certificate, the attached is a true and correct copy of the document on file as described below of:

NAME OF ENTITY
OKC L DEV., LLC

DOCUMENT TYPE
Articles of Merger

DOCUMENT FILING DATE
March 12, 2021



IN TESTIMONY WHEREOF, I hereunto set my hand and affixed the Great Seal of the State of Oklahoma, done at the City of Oklahoma City, this 15th day of March, 2021.

Brian B. Bingham

Secretary Of State

OFFICE OF THE SECRETARY OF STATE



CERTIFICATE OF MERGER

WHEREAS,

OKC L DEV., LLC

a limited liability company organized under the laws of the State of OKLAHOMA, has filed in the office of the Secretary of State duly authenticated evidence of a merger whereby said limited liability company is the survivor, as provided by the laws of the State of Oklahoma.

NOW THEREFORE, I, the undersigned Secretary of State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this Certificate evidencing such merger.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the State of Oklahoma.



*Filed in the City of Oklahoma City this
12th day of March, 2021.*

Bruce B. Babin

Secretary Of State

OKLAHOMA SECRETARY OF STATE



SOS

FILED - Oklahoma Secretary of State 03/12/2021



4853778002

ARTICLES OF MERGER

These Articles of Merger (the "Articles") are submitted to merge the following Oklahoma limited liability companies into another Oklahoma limited liability company in accordance with § 18-2054 of the Oklahoma Statutes.

1. The name of the merging entities are OKC SARATOGA, LLC, an Oklahoma limited liability company, RSR240, LLC, an Oklahoma limited liability company, RSR80, LLC, an Oklahoma limited liability company, and NOBLE 2015, LLC, an Oklahoma limited liability company (collectively, the "Merged Entities").

2. The name of the surviving entity is OKC L DEV, LLC, an Oklahoma limited liability company (the "Surviving Entity").

3. The merger shall become effective when the Articles are accepted and filed by the Secretary of State.

4. No amendments or changes to the articles of organization of the Surviving Entity are desired, and the articles of organization of the Surviving Entity shall continue to control after the merger.

5. A plan of merger has been approved and executed by the Merged Entities and the Surviving Entity (the "Plan").

6. The Plan is on file on file at the principal place of business of the Surviving Entity at 2212 NW 50th, Suite 246C, Oklahoma City, Oklahoma 73112.

7. A copy of the Plan will be furnished by the Surviving Entity, upon request and without cost, to any person holding an interest in the Surviving Entity or Merged Entities.

[Signature Page Immediately Follows]

RECEIVED

MAR 12 2021

OKLAHOMA SECRETARY
OF STATE

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

4835-6608-8159.v1

IN WITNESS WHEREOF, these Articles are executed effective as of March 11, 2021.

SURVIVING ENTITY:

OKC L DEV, LLC,
an Oklahoma limited liability company

By: Scott A. Peters
Scott Peters, Manager

MERGED ENTITIES:

OKC SARATOGA, LLC,
an Oklahoma limited liability company

By: Scott A. Peters
Scott Peters, Manager

RSR240, LLC,
an Oklahoma limited liability company

By: Scott A. Peters
Scott Peters, Manager

RSR80, LLC,
an Oklahoma limited liability company

By: Scott A. Peters
Scott Peters, Manager

NOBLE 2015, LLC,
an Oklahoma limited liability company

By: Scott A. Peters
Scott Peters, Manager


OKC L DEV., LLC
4058 North College Avenue, Ste 300,
Fayetteville, AR 72703

The City of Oklahoma City
420 W Main, Suite 900
Oklahoma City, OK 73102

RE: Redstone Ranch North

To Whom It May Concern:

This letter will provide LTS Engineering Services, LLC and/or Williams, Box, Forshee & Bullard, P.C. authorization to act as agents on our behalf in matters of Platting and Planning of Redstone Ranch North, located in the Southwest Quarter (SW/4) of Section Twenty-eight (28), Township Thirteen North (T13N), Range Five West (R5W), I.M., Canadian County, Oklahoma.

DocuSigned by:

DC8E9A79042A40D

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD

MASTER DESIGN STATEMENT
FOR

Redstone Ranch North

February 28, 2023

PREPARED BY:

LTS Engineering Services
PO BOX 31685
Edmond, OK 73003
brad.reid@ltses.com

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1.0 INTRODUCTION

The Planned Unit Development of Redstone Ranch North consists of 85.62 acres and is located within the SW/4 of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), in Oklahoma City, Canadian County, Oklahoma. The subject property is generally located on the north of W. Britton Road east of N. Piedmont Road.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit "A", which is made a part of this design statement.

3.0 OWNER/DEVELOPER

The owners of the property described in Section 2.0 is OKC L DEV., LLC.

4.0 SITE AND SURROUNDING AREA

The subject property is zoned R-1, Single Family Residential. The property is currently undeveloped. Surrounding properties are zoned and used for:

North: R-1 - Future Phase of Coeur d'Alene subdivision & A-A, Agriculture

East: R-1, Redstone Ranch Single Family Residential.

South: A-A, Agriculture

West: A-A, Single Family acreages

5.0 PHYSICAL CHARACTERISTICS

The highest elevation of the subject property is 1315 on the west side of the property, while the lowest elevation is 1242 in the northeast corner. Slopes range from 1% to 10%. The site is undeveloped land with sparse trees with thicker trees along the stream beds. There is a large existing pond in the northeast corner of the property.

6.0 CONCEPT

The concept for this PUD is to develop a single-family residential subdivision. The use of this PUD will provide for a more efficient use of the land than could otherwise be achieved through traditional zoning.

7.0 SERVICE AVAILABILITY

7.1 STREETS

Access to the property will be from N. Piedmont Rd on the west side and from W Britton Road on the south, both are two-lane minor arterial streets paved to rural standards with impending improvements for N Piedmont Road. Access to the east will be from the newly developed portion of Redstone Ranch.

7.2 PEDESTRIAN WAYS

Pedestrian ways will be constructed and suitably surfaced to connect with existing or future walkways in the area and provide for adequate pedestrian circulation. Pedestrian ways shall be designated and located in accordance with provisions listed in the City of Oklahoma City Subdivision Regulations.

7.3 SANITARY SEWER

Public sanitary sewer facilities are available to serve the site.

7.4 WATER

Water will be extended from an existing 16" water line along W. Britton Road and connections to the existing Redstone Ranch Subdivision.

7.5 FIRE PROTECTION

There nearest fire station to this property is Station 32 at 12233 N. Mustang Road, on the southwest corner of N. Mustang Road and N.W. 122nd Street. The travel distance is 2.95 miles.

7.6 GAS, ELECTRICAL AND TELEPHONE SERVICES

Proper coordination with the various utility companies will be made in conjunction with this Development.

7.7 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development

7.8 DRAINAGE

The subject property has no FEMA 100-year floodplain on the site. The subject site generally drains toward a low on the east side of the property into an existing pond and then to the north. In the low is a USGS blue line stream that flows north toward W Hefner Road between N Mustang Road and N Piedmont Road.

7.9 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban Low Intensity. The relationship between the proposed use of this parcel and the above adjoining land uses appears to be consistent and compatible per the OKC Master Plan.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those that are in effect at the time of development of this PUD, provided however that the density and or intensity of the PUD shall not be increased by more than 10%. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract, and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract, and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

The following special conditions listed in Sections 8.1 through 10.0 shall not be changed or amended in any way except by action of the City Council after review and recommendation by the Planning Commission.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1 Single-family residential district for this PUD, except as modified in Section 9.0 Special Conditions.

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

- There shall be a 20' common area buffer along the entire north property line

Tract 1:

- Minimum Lot Area: Four Thousand Eight Hundred (4,800) square feet
- Minimum Lot Width: Forty (40) feet at the building line
- Front Yard Setback: Twenty (20) feet

Tract 2:

- Minimum Lot Area: Three Thousand Six Hundred (3,600) square feet
- Minimum Lot Width: Thirty (30) feet at the building line
- Front Yard Setback: Twenty (20) feet
- Any lot abutting N. Piedmont Road shall be a minimum of Six Thousand (6,000) square feet with a minimum width of Fifty (50) feet at the building line.

9.1 FAÇADE REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the Oklahoma City Zoning Code in place at the time of development, except as modified herein.

9.3 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements. Some existing mature trees will remain along the USGS streamline where feasible.

9.4 PLATTING REGULATIONS

Platting shall be required for this PUD.

9.5 ACCESS REGULATIONS

Access to the property will be from N. Piedmont Rd on the west side and from W Britton Road on the south, both are two-lane minor arterial streets paved to rural standards with impending improvements for N Piedmont Road. Access to the east will be from the newly developed portion of Redstone Ranch.

9.6.1 SIGNAGE REGULATIONS

9.6.2 FREESTANDING ACCESSORY SIGNS

Per base zoning district regulations

9.6.3 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.6.4 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

9.6.5 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.7 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Oklahoma City zoning regulations.

9.8 SETBACK REGULATIONS

Setbacks within this PUD shall be pursuant to the base zoning district regulations. Except Front Yard Setback for Single Family dwellings shall be Twenty (20) feet

9.9 HEIGHT REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district regulations.

9.10 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the City of Oklahoma City Zoning Code. Maneuvering within the Right of Way shall be permitted for common areas.

9.11 SIDEWALK REGULATIONS

Sidewalks shall be pursuant to the base zoning district regulations

9.12 OTHER

Tracts boundaries depicted on the Master Development Plan may be adjusted by no more than 10%.

10.0 EXHIBITS

Exhibit A: Legal Descriptions

Exhibit B: Master Development Plan – Conceptual

EXHIBIT A

REDSTONE RANCH NORTH OVERALL LEGAL DESCRIPTION

A tract of land situate in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 2670.14 to the Northeast corner of said SW/4; thence
S 00° 09' 47" E along the East line of said SW/4 a distance of 1396.51 feet; thence
S 89° 47' 58" W a distance of 2672.02 feet to a point on the West line of said SW/4; thence
N 00° 05' 09" W along said West line a distance of 1396.27 feet to the POINT OF BEGINNING.

Said tract contains 3,729,869 Sq Ft or 85.63 Acres, more or less.

TRACT 1 LEGAL DESCRIPTION

A tract of land situate in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 739.55 feet to the POINT OF BEGINNING;
thence continuing

N 89° 47' 39" E along the North line of said SW/4 a distance of 1930.59 to the Northeast corner of said SW/4; thence
S 00° 09' 47" E along the East line of said SW/4 a distance of 1396.51 feet; thence
S 89° 47' 58" W a distance of 1699.50 feet; thence
N 00° 12' 02" W a distance of 614.50 feet; thence
N 12° 35' 11" W a distance of 257.40 feet; thence
N 00° 12' 02" W a distance of 57.16 feet; thence
S 89° 47' 58" W a distance of 174.96 feet; thence
N 00° 12' 02" W a distance of 473.27 feet to the POINT OF BEGINNING.

Said tract contains 2,492,908 Sq Ft or 57.23 Acres, more or less.

TRACT 2 LEGAL DESCRIPTION

A tract of land situate in the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

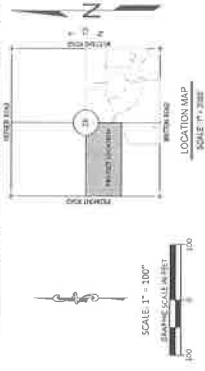
BEGINNING at the Northwest corner of said SW/4; thence
N 89° 47' 39" E along the North line of said SW/4 a distance of 739.55; thence
S 00° 12' 02" E a distance of 473.27 feet; thence
N 89° 47' 58" E a distance of 174.96 feet; thence
S 00° 12' 02" E a distance of 57.16 feet; thence
S 12° 35' 11" E a distance of 257.40 feet; thence
S 00° 12' 02" E a distance of 614.50 feet; thence
S 89° 47' 58" W a distance of 972.52 feet to a point on the West line of said SW/4; thence
N 00° 05' 09" W along said West line a distance of 1396.27 feet to the POINT OF BEGINNING.

Said tract contains 1,236,961 Sq Ft or 28.40 Acres, more or less.

MASTER DÉVELOPPEMENT PLAN

259 LOTS
65.63 ACRES
3.95 (DU/AC.) - 0.25 (AC/DU)
1 LOT
4.11 ACRES

1 LOT
4.11 ACRES



LTS | **ENGINEERING SERVICES, LLC**
 4111A - Not Licensed in PA
 CERTIFICATE OF AUTHORIZATION: GATEC - EXPIRES 06/30/2022
 CONTACT: BRUCE W. BIRLEY, P.E. 484

SHEET 1 OF 1
 DATE 02/28/2023